

133.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

976,100 / 976,100

USE VALUE:

976,100 / 976,100

ASSESSED:

976,100 / 976,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
11-13		PLYMOUTH ST, ARLINGTON

OWNERSHIP

Owner 1:	RUDZINSKY HOWARD A	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 11-13 PLYMOUTH STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	BRUNO MANATEE PROPERTIES LLC -
Owner 2:	-

Street 1: 7 MYSTIC ST SUITE 203

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

NARRATIVE DESCRIPTION

This parcel contains 4,712 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 2857 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4712		Sq. Ft.	Site		0	90.	1.19	10									505,223						505,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							85286
							GIS Ref
							GIS Ref
							Insp Date
							10/03/18

1 of 1

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 Total AC/HA: 0.10817
 Total SF/SM: 4712
 Parcel LUC: 104
 Two Family
 Prime NB Desc: ARLINGTON

 Total: 505,223
 Spl Credit:
 Total: 505,200

 Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.
 Database: AssessPro - FY2021
 apro
 2021

USER DEFINED

Prior Id # 1:	85286
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:39:57
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
Sign:	VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			PDAS.																																																																																																										
Sty Ht: 2 - 2 Story				A Bath:	Rating:																																																																																																													
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating: Very Good																																																																																																													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																																																																																																													
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																													
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																																																																													
Sec Wall:	%			OthrFix:	Rating:																																																																																																													
Roof Struct: 1 - Gable				OTHER FEATURES																																																																																																														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																																																																																																													
Color: WHITE				A Kits: 1	Rating: Average																																																																																																													
View / Desir:				Fpl:	Rating:																																																																																																													
GENERAL INFORMATION				WSFlue:	Rating:																																																																																																													
Grade: C - Average				CONDOS INFORMATION																																																																																																														
Year Blt: 1913	Eff Yr Blt:			Location:																																																																																																														
Alt LUC:	Alt %:			Total Units:																																																																																																														
Jurisdct: G19	Fact: .			Floor:																																																																																																														
Const Mod:				% Own:																																																																																																														
Lump Sum Adj:				Name:																																																																																																														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																						
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Exterior:		No Unit	RMS	BRS	FL																																																																																																					
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	6	2	2																																																																																																					
Sec Int Wall:	%			Economic:		%		Additions:		1	5	2	1																																																																																																					
Partition: T - Typical				Special:		%		Kitchen:																																																																																																										
Prim Floors: 3 - Hardwood				Override:		%		Baths:																																																																																																										
Sec Floors:	%			Total:	31	%		Plumbing:																																																																																																										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:																																																																																																										
Subfloor:				Basic \$ / SQ:	170.00			Heating:																																																																																																										
Bsmnt Gar:				Size Adj.: 1.01758265				General:																																																																																																										
Electric: 3 - Typical				Const Adj.: 0.99989998				Totals	2	11	4																																																																																																							
Insulation: 2 - Typical				Adj \$ / SQ: 172.972																																																																																																														
Int vs Ext: S				Other Features: 119750																																																																																																														
Heat Fuel: 1 - Oil				Grade Factor: 1.00																																																																																																														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																																																																																																														
# Heat Sys: 2				NBHD Mod:																																																																																																														
% Heated: 100				LUC Factor: 1.00																																																																																																														
Solar HW: NO				Adj Total: 682526																																																																																																														
% Com Wall				Depreciation: 211583																																																																																																														
				Depreciated Total: 470943																																																																																																														
MOBILE HOME				WtAv\$/SQ:				Juris. Factor:	1.00	Before Depr:	172.97																																																																																																							
Make:				AvRate:				Special Features:	0	Val/Su Net:	103.43																																																																																																							
Model:				Ind.Val				Final Total:	470900	Val/Su SzAd	164.85																																																																																																							
SPEC FEATURES/YARD ITEMS																																																																																																																		
PARCEL ID 133.0-0001-0001.0																																																																																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
More: N	Total Yard Items:				Total Special Features:				Total:																																																																																																									
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